

012.A

Map

0001

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 524,400 /

USE VALUE: 524,400 /

ASSESSed: 524,400 /

Total Card /

Total Parcel

524,400

524,400

524,400

PROPERTY LOCATION

No

Alt No

Direction/Street/City

22

ALFRED RD, ARLINGTON

OWNERSHIP

Unit #:

2

Owner 1: PANSZCZYK ANNA T

Owner 2:

Owner 3:

Street 1: 22 ALFRED ROAD #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 2893 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7001

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

524,400

524,400

Total Card

0.000

524,400

524,400

Total Parcel

0.000

524,400

524,400

Source: Market Adj Cost

Total Value per SQ unit /Card: 181.27

/Parcel: 181.2

Legal Description

User Acct

147246

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

012.A-0001-0002.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

102

FV

516,200

0

.

516,200

516,200

Year End Roll

12/18/2019

2019

102

FV

471,000

0

.

471,000

471,000

Year End Roll

1/3/2019

2018

102

FV

415,400

0

.

415,400

415,400

Year End Roll

12/20/2017

2017

102

FV

377,800

0

.

377,800

377,800

Year End Roll

1/3/2017

2016

102

FV

377,800

0

.

377,800

377,800

Year End

1/4/2016

2015

102

FV

347,600

0

.

347,600

347,600

Year End Roll

12/11/2014

2014

102

FV

331,200

0

.

331,200

331,200

Year End Roll

12/16/2013

2013

102

FV

331,200

0

.

331,200

331,200

12/13/2012

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

KAMEN DEBRA S

27725-506

9/30/1997

178,500

No

No

Y

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

9/18/2014

1211

Heat App

11,734

9/18/2014

Install AC.

7/26/2013

1131

Manual

4,600

C

6/29/1998

425

Redo Kit

4,500

REMODEL KITCHEN

3/25/1998

146

Redo Bat

4,500

REMODEL BATH

ACTIVITY INFORMATION

Date

Result

By

Name

7/26/2018

Measured

DGM

D Mann

5/2/2014

External Ins

PC

PHIL C

1/8/2014

Info Fm Prmt

EMK

Ellen K

5/6/2000

197

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/_/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	S20 - Size 20		

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

	648-3929,Building Number 1.
--	-----------------------------

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G16	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	43 - 7001

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB 0					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.01294506
Const Adj.:	0.80791920
Adj \$ / SQ:	241.421
Other Features:	61515
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	759947
Depreciation:	235583
Depreciated Total:	524363

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	2,893	241.420	698,43	
Net Sketched Area:		2,893	Total:	698,43	
Size Ad	2893	Gross Are	2893	FinArea	2893

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
2						
2						
3						

IMAGE

